

Tolland, Massachusetts MAP 3: Composite Development and Partial Constraints

- Absolute Development Constraints
- Water Bodies
- Future Developable Land
- Partial Development Constraints
- Streams
- Tennessee Valley Gas Pipe Line
- Highway
- Roads

Methods

The buildout plan for a town or city is developed through a series of steps. The first step is to determine the total amount of developable land in the town or city. This is done by subtracting the area of water bodies, wetlands, and other natural resources from the total land area. The second step is to determine the amount of land that is currently developed or under development. This is done by reviewing the town or city's zoning maps and other planning documents. The third step is to determine the amount of land that is available for future development. This is done by subtracting the area of land that is currently developed or under development from the total amount of developable land. The fourth step is to determine the amount of land that is available for future development, taking into account the town or city's zoning maps and other planning documents. The fifth step is to determine the amount of land that is available for future development, taking into account the town or city's zoning maps and other planning documents.

SUMMARY BUILDOUT STATISTICS Tolland (New Development and Associated Impacts)	
Additional Developable Land Area (sq ft)	540,812,066
Additional Developable Land Area (acres)	12,413
Additional Residential Units	4,284
Additional Residential Units (sq ft)	30,884,834
Additional School Children	966
Additional Water Demand (gallons/day)	2,428,818
Additional Commercial/Industrial (sq ft)	861,466
Additional Commercial/Industrial (sq ft)	1,342,063
Additional Retail (sq ft)	6,892,200
Additional Retail (sq ft)	6,184,104
Additional Highway (sq ft)	1,788,200
Additional Highway (sq ft)	1,618,200

Assumptions:

- Developable lands include steep slopes, in-use protection buffer, floodplain, and wetlands, many of these may occur intertidally. They are excluded according to estimates derived from zoning codes.
- Residential water use is based on average consumption of 75 gallons per person per day. Commercial water use is based on average consumption of 75 gallons per day per 1000 square feet of commercial area.
- Residential water use is based on an average consumption of 1000 lbs. (453.59237 kg) per person per year.
- Additional School Children is based on an average of 23 students per household. Future Residents is based on 2.68 persons per household.
- Additional Road Miles are calculated for residential development and Commercial development. Overall impacts on the transportation network should reflect the number of trips generated, level of service at key intersections, and other critical metrics of measurement.
- In the three districts a ratio of 60/10 Residential/Commercial was assumed.



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Printed in the Community of Tolland, MA 01469